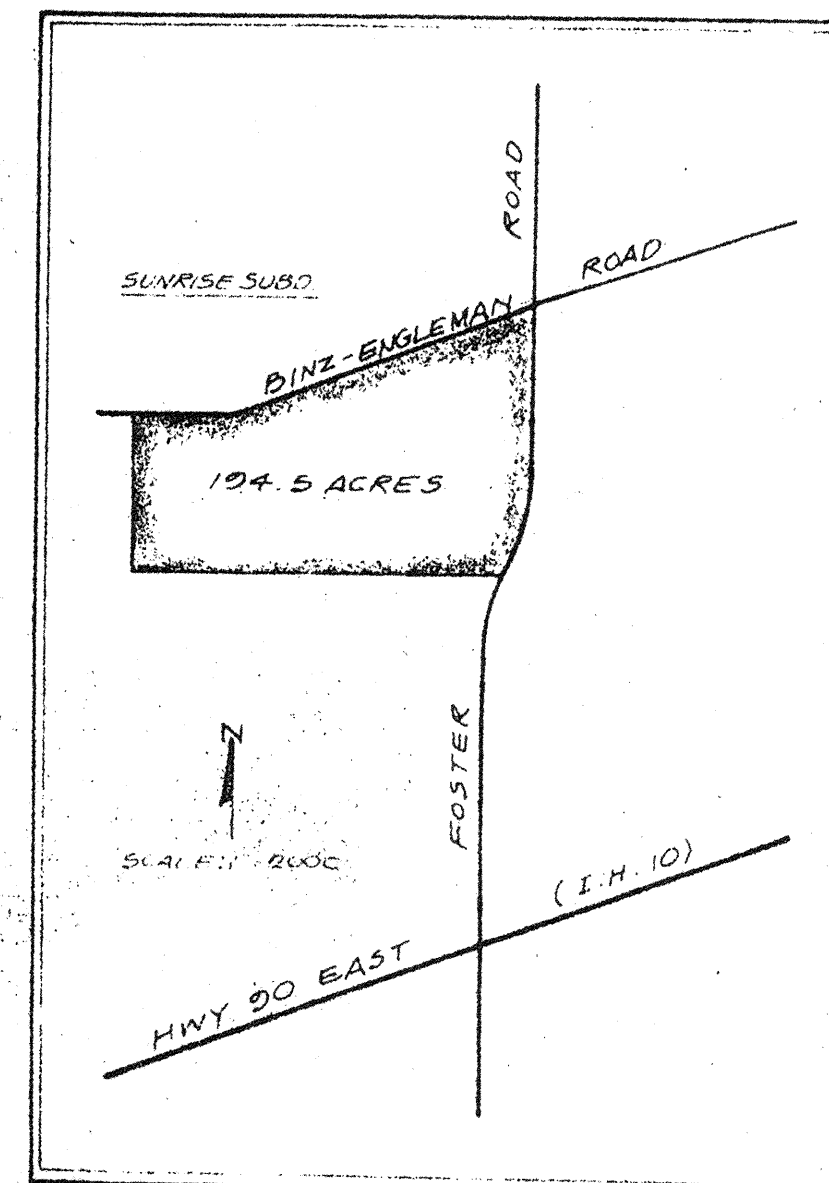






WESTWOOD PARK  
(GEORGE WIMPEY OF TEXAS)



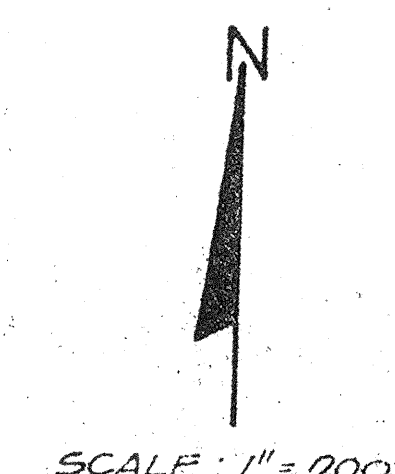
LOCATION MAP

- NOTES:
1. Water and sanitary sewer by City of San Antonio.
  2. Some areas may be platted for high density apartments.
  3. This P.O.D.P. is subject to revision and is submitted for information purposes only. It does not constitute a commitment to complete improvements implied by this plan nor does it bind the development to adhere to this plan.
  4. This property is not zoned since it lies entirely outside the City limits and since the County has no requirements for zoning.

EXIST. B.C. ROW  
3' DEDICATION REQ'D ON  
CANDLEWOOD SIDE.

UNDEVELOPED  
(DOUG SAUNDERS)

UNDEVELOPED  
(THE ESTATE OF A. W. WILSON)



PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
FOR  
CANDLEWOOD PARK  
DEVELOPMENT DATA 194.5 ACRE TRACT

- ALTERNATE 1 130.7 AC. RESIDENTIAL 647 RES. LOTS (4.95 LOTS PER ACRE)  
63.8 AC. COMMERCIAL
- ALTERNATE 2 189.4 AC. RESIDENTIAL 938 RES. LOTS (AV. LOT SIZE 50' 120')  
5.1 AC. COMMERCIAL

UPDATED PLAT 1-23-84  
UPDATED PLAT 7-9-84  
UPDATED PLAT 4-24-85

VRP#03-09-115

DEVELOPER:  
CANDLEWOOD PARK JOINT VENTURE  
P.O. BOX 16839  
SAN ANTONIO, TEXAS 78216  
PHONE: (512) 366-2989

PRELIMINARY PLAT  
FOR  
MR. WAYNE HARWELL

	CIVIL ENGINEERING CONSULTANTS		DESIGNED BY:	N.M.B.	SHEET 1 OF 1
	SAN ANTONIO, TEXAS	512-826-5371	DRAWN BY:	N.M.B.	
JOB NO.	226	DATE	1-84	CHECKED BY:	D.D.

03 SEP - 5 AM 8 15  
CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
OFFICE OF RECORDS





MARTINEZ QUADRANGLE

SCALE: 1" = 500'

## CANDLEWOOD SUBDIVISION



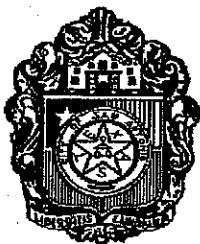
POZNECKI • CAMARILLO and ASSOC., INC.

ENGINEERING  
1603 BABCOCK ROAD SUITE 260

SURVEYING  
SAN ANTONIO, TEXAS 78229

PLANNING

210/349-3273



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # 03-09-115

Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: KB HOME LONE STAR, LP Phone: 301-2936 Fax: 979-0072

Address: 4800 FREDERICKSBURG RD. SAN ANTONIO, TX Zip code: 78229

Engineer/Surveyor: POZNECKI-CAMARILLO & ASSOC. Phone: 349-3273 Fax: 349-4395

Address: 1603 BABCOCK RD. # 260 SAN ANTONIO, TX Zip code: 78229

1. Name of Project: CANDLEWOOD SUBDIVISION
2. Site location or address of Project: SOUTHWEST CORNER OF BINZ ENGLEMAN RD. AND FOSTER RD.
3. Council District N/A ETJ X Over Edward's Aquifer Recharge? ( ) yes (x) no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*  
APPROXIMATELY 238 SINGLE FAMILY RESIDENTIAL LOTS
5. What is the date the applicant claims rights vested for this Project? 5-6-85
6. What, if any, construction or related actions have taken place on the property since that date?  
RESIDENTIAL DEVELOPMENT ON 144.5  $\pm$  acres

URP  
Permit File # 23-09-115

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: N/A Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: CANDLEWOOD PARK # 99

Date accepted: 5/6/85 Expiration Date: N/A MDP Size: 194.5 acres

• P.U.D. PLAN

Name: N/A # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• Plat Application

Plat Name: N/A Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: N/A Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol/Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

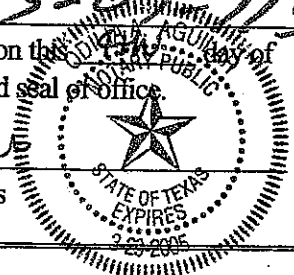
Print name: HERB QUIROGA

Signature: Herb Quiroga

Date: 9-5-03

Sworn to and subscribed before me by Herb Amroger on the 24th day of September in the year 2003, to certify which witness my hand and seal of office.

Adriana Gula  
Notary Public, State of Texas



City of San Antonio use

Permit File: # 03-09-115  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By: [Signature] Date: \_\_\_\_\_  
~~Assistant City Attorney~~

Comments: Dr OK 5-6-1985  
Area is shown on P.O.R.D.P.  
# 99.

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF THE DIRECTOR  
03 SEP 17 PM 3:15



**POZNECKI - CAMARILLO and ASSOC., INC.**  
ENGINEERING SURVEYING PLANNING

1603 BABCOCK ROAD SUITE 260, SAN ANTONIO, TEXAS 78229 210/349-3273

## TRANSMITTAL LETTER

**COMPANY: CSA-PLANNING DEPT.**

ATTN: Michael Herrera

ADDRESS S. Alamo St. One Stop

PH# 210-207-7038

FAX# -

JOB NO.: 03019-01

DATE: 09/04/03

PROJECT: Candlewood Subdivision

RE:

If enclosures are not as noted, please inform us immediately.  
If checked below, please:

☒ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

☐ Design

☐ Contract

☐ Construction

☐ Survey

☒ Plat

WE TRANSMIT: ☒ herewith ☐ under separate cover via \_\_\_\_\_ the following:

- ☒ Drawings  
☐ Specifications  
☐ Change Order

- ☐ Pay Estimate  
☐ Shop Drawings  
☐ Plat

- ☐ Field Notes  
☐ Copy of Letter  
☒ other

COPIES	DATE	REV. NO.	DESCRIPTION
1			Vested Rights Permit Application
2			Site Map
2			Master Plan for Candlewood Subdivision
2			P.O.A.D.P. No. 99
			<i>Check for Fee \$1000 - is missing</i>

CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
OFFICE OF DIRECTOR  
03 SEP - 5 PM '03

### FOR YOUR:

- ☒ Approval  
☐ For your use  
☐ As requested  
☐ For review and comment
- ☐ Approved as submitted  
☐ Returned for corrections  
☐ Approved as noted

- ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ Submit \_\_\_\_\_ copies for distribution  
☐ Return \_\_\_\_\_ corrected prints

☐ FOR BIDS DUE \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_ Thank You.

COPIES TO:

with enclosures:



BY:  
RECEIVED BY:

Abe Osio

*Amo*  
2004 SEP - 4 P 4:06  
DEV SERVICES



**POZNECKI · CAMARILLO and ASSOC., INC.**  
ENGINEERING SURVEYING PLANNING

*VRP 03-09-115*

1603 BABCOCK ROAD SUITE 260, SAN ANTONIO, TEXAS 78229 210/349-3273

## TRANSMITTAL LETTER

**COMPANY: CSA-PLANNING DEPT.**

ATTN: Michael Herrera

ADDRESS S. Alamo St. One Stop

PH# 210-207-7038

FAX#-

JOB NO.: 03019-01

DATE: 09/19/03

PROJECT: Candlewood Subdivision

RE:

If enclosures are not as noted, please inform us immediately.

If checked below, please:

☒ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

☐ Design

☐ Contract

☐ Construction

☐ Survey

☒ Plat

WE TRANSMIT: ☒ herewith ☐ under separate cover via \_\_\_\_\_ the following:

☒ Drawings

☐ Specifications

☐ Change Order

☐ Pay Estimate

☐ Shop Drawings

☐ Plat

☐ Field Notes

☐ Copy of Letter

☒ other

COPIES	DATE	REV. NO.	DESCRIPTION
1			\$160.00 Check for the Vested Rights Permit Application submitted on 9-04-03

### FOR YOUR:

☒ Approval

☐ For your use

☒ As requested

☐ For review and comment

☐ Approved as submitted

☐ Returned for corrections

☐ Approved as noted

☐ Resubmit \_\_\_\_\_ copies for approval

☐ Submit \_\_\_\_\_ copies for distribution

☐ Return \_\_\_\_\_ corrected prints

☐ FOR BIDS DUE \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_ Thank You.

COPIES TO:

with enclosures:

☐  
☐  
☐

BY: Abe Osio

RECEIVED BY:

2003 SEP 19 PM 3:24  
DVA SERVICES



# KBHOME

KB HOME San Antonio

Stub 1 of 1

Date: 09/17/03

NO. 00574741

INVOICE NO.	DATE	DESCRIPTION	GROSS	DEDUCTIONS	AMOUNT PAID
CKR0091003	09/10/03	CANDLEWOOD#1 VESTED RIGHTS PER	160.00		160.00
			160.00		160.00

VP 03-09-115

VENDOR  
2020196 City of San Antonio

**KBHOME**  
KB HOME San Antonio  
4800 Fredericksburg Road  
San Antonio, TX 78229

62 28/31  
Bank One, N.A. 0710  
Chicago, Illinois  
Payable Through First USA Bank, N.A.  
Wilmington, Delaware

NO. 00574741

VENDOR DATE AMOUNT  
2020196 09/17/03 \*\*\*\*\*160.00

PAY ONE HUNDRED SIXTY AND 00/100 \*\*\*\*\*

TO City of San Antonio  
THE Central billing section  
ORDER P.O. Box 839975  
OF San Antonio TX 78283-3975

⑈00574741⑈ ⑆031100283⑆ 09 72347⑈

See CHECKCARE AREA ON BACK FOR U.S. PATENT 5538290, 5575508, 5641183

U.S. PATENT 5538290, 5575508, 5641183

